



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
1700 Primrose Avenue
August 20, 2014

Application: New construction-addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11704038200
Applicant: Van Pond, architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes a new side porch design for an addition approved in July 2014.

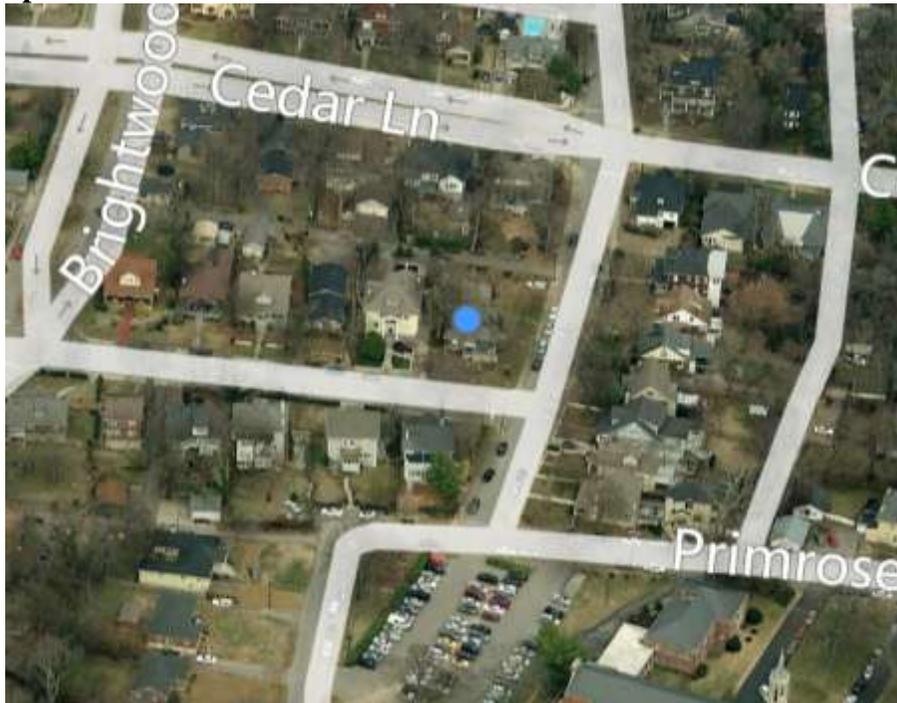
Recommendation Summary: Staff recommends disapproval of the current proposal as it does not meet section II.B.f as it appears to give the home two different orientations and because it does not meet section II.B.2.a as a the side of the porch is at an inappropriate scale for an addition.

Attachments
A: Photographs
B: Site Plan
D: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

f. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

New buildings should incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

2. ADDITIONS

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

Placement

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

In order to assure that an addition has achieved proper scale, the addition should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:

- An extreme grade change*
- Atypical lot parcel shape or size*

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.

- f. Additions should follow the guidelines for new construction.

Background: 1700 Primrose Avenue is a one-story, c. 1915 bungalow that is a contributing building to both the Belmont-Hillsboro Neighborhood Conservation Zoning overlay and the Belmont-Hillsboro National Register district. It sits on the corner of Primrose and Oakland Avenues. In July of 2014 the MHZC approved a rear addition to the house that would serve as an attached secondary dwelling.



Analysis and Findings:

After receiving approval of an addition to the historic building in July, the applicant has revised the plans to increase the scale and prominence of the entrance to the secondary dwelling, which faces Oakland Avenue. Historic homes on corner lots often have a side entrance, but they are typically designed in a way that it is clearly apparent that the secondary entrance is subordinate to the primary entrance. On the previously approved plans, the new entrance reads more like a stoop than a porch and is less prominent than the original primary entrance. Staff found this to be appropriate, as the design reinforced the fact that the addition was an addition and did not shift the orientation of the house from Primrose Avenue to Oakland Avenue.

In the current proposal, the applicant has revised the porch so that it, in terms of scale and design, appears to be more like a primary entrance, changing what looked like an addition to a design that looks more like another house connected to the back of the original house.



Addition approved in July, 2014. Oakland Avenue elevation.



Revised side entrance and porch proposal, Oakland Avenue elevation.

In the past, the Commission has always required that side entrances on additions have a design that is secondary to the primary, in order to best meet the design guidelines for “orientation.”

Recommendation:

Staff recommends disapproval of the current proposal as it does not meet section II.B.f as it appears to give the home two different orientations and because it does not meet section II.B.2.a as a the side of the porch is at an inappropriate scale for an addition.



Addition approved in July, 2014, floorplan.



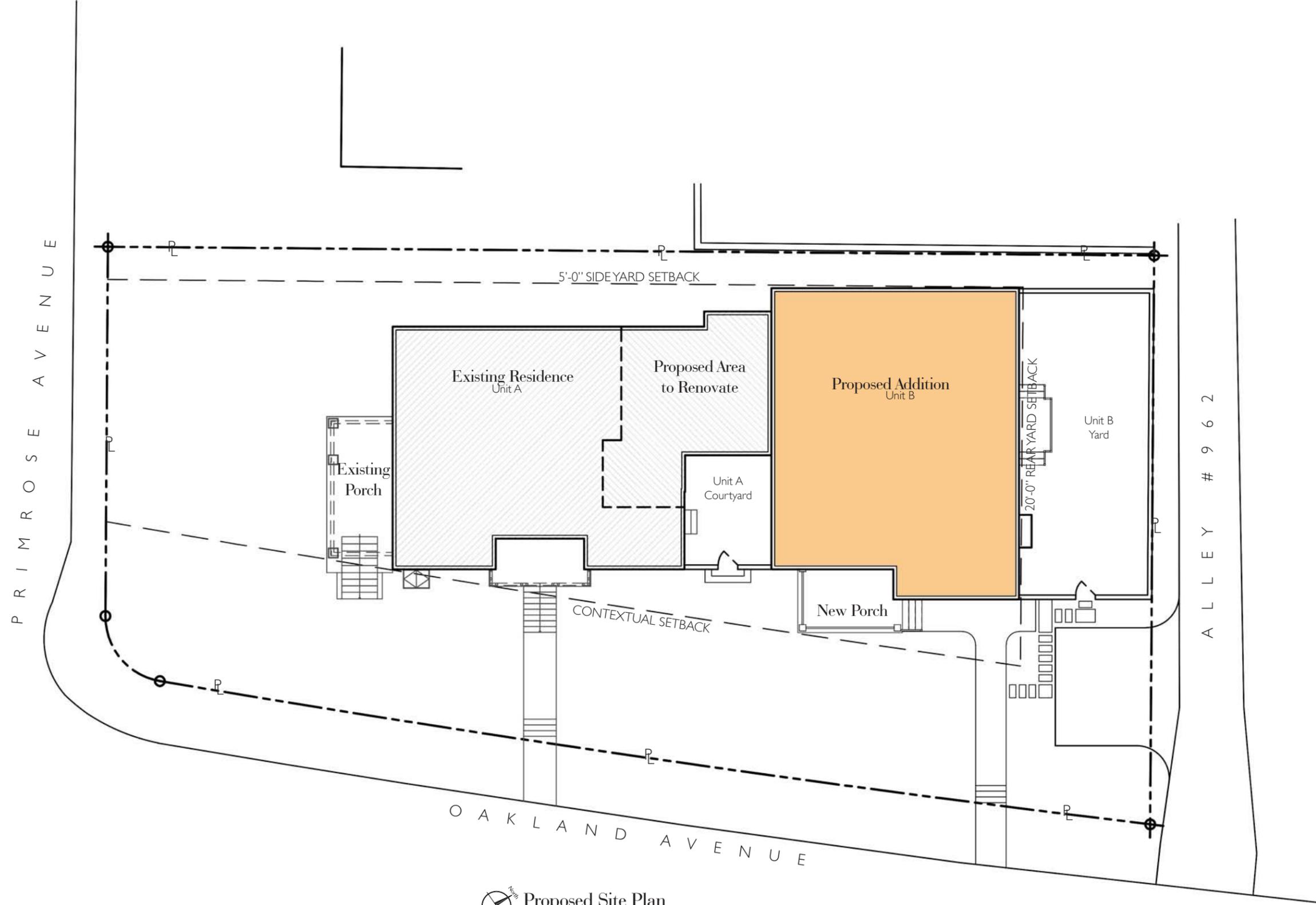
Revised side entrance and porch proposal, floorplan.



1700 Primrose Avenue, front.



1700 Primrose Avenue, right side. Existing addition at right.

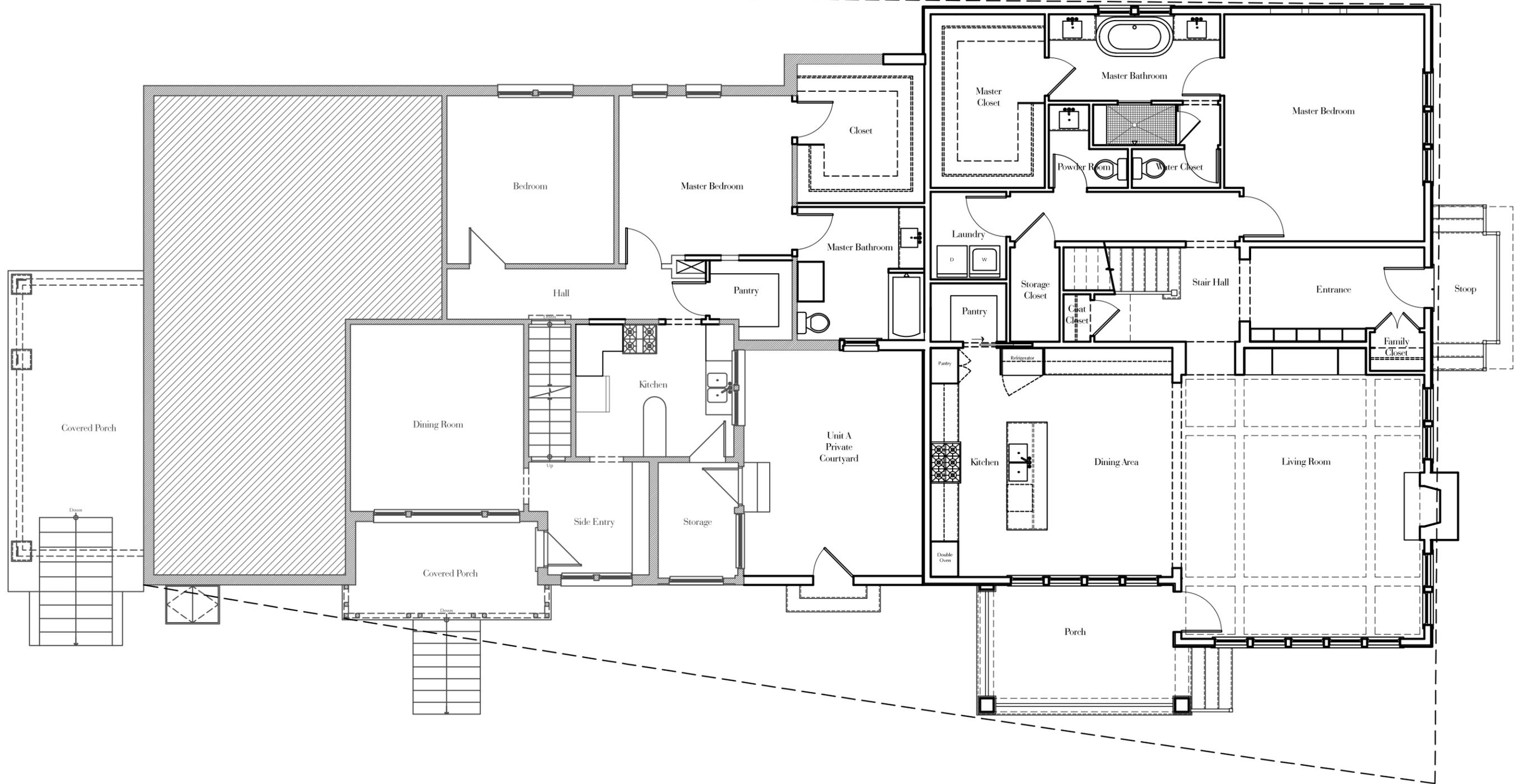



Proposed Site Plan
 Scale: 1/16"=1'-0"

Proposed Renovation and Second Unit Addition
1700 Primrose Avenue
 Nashville, Tennessee 37212

CONCEPT DESIGN
 31 JULY 2014


Van Pond Architect^{LLC}
 1200 Division Street
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 Nashville, Tennessee
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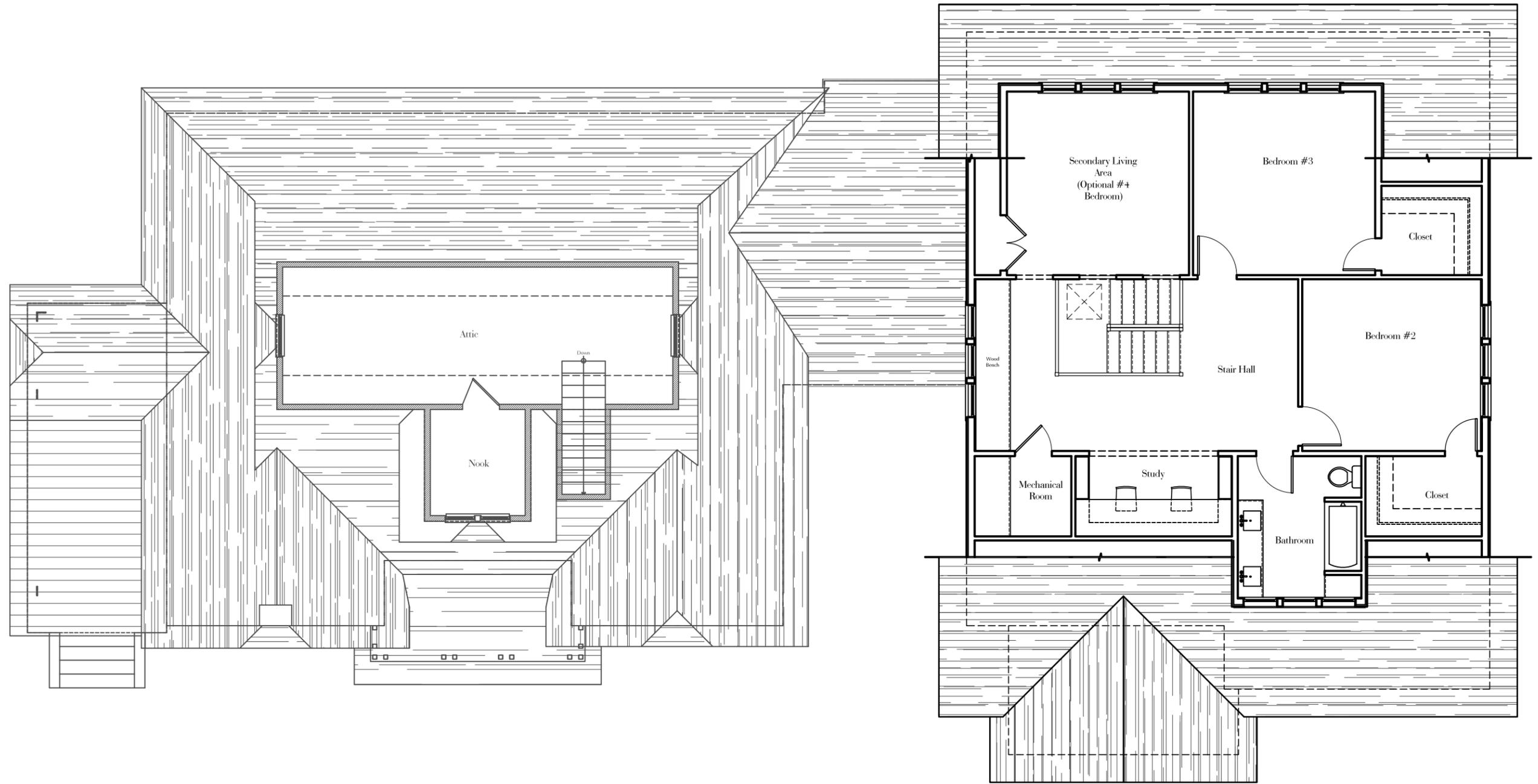



Conceptual First Floor Plan
 Scale: 1/8"=1'-0"

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Conceptual East Elevation

Scale: 1/8" = 1'-0"



Conceptual North Elevation (Alley)

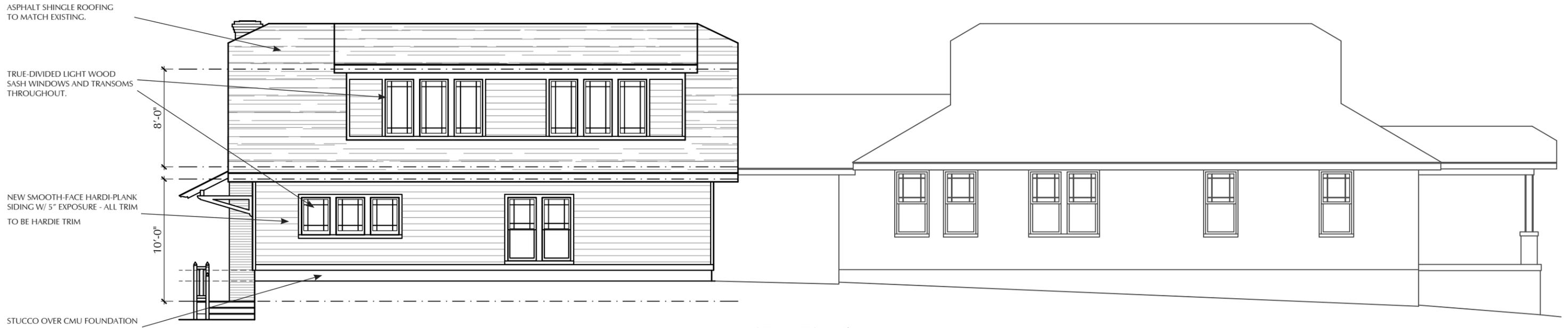
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Conceptual West Elevation
Scale: 1/8"=1'-0"



Conceptual South Elevation
Scale: 1/8"=1'-0"

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